

Exhibit B

Estimating Breakdown Sheet

Client:	CANARY WHARF PLC	Date:	13th September 2010; Revised October 2012 to Correct NIA and corresponding totals		
Project:	25 Bank Street	Job No:			
Estimate Type:	Cost Plan - REV 00	Element Code:	Summary		
Estimate No:	Fit Out - Strip Out				
Description	Cost per m2 based on 92,566 NIA	Cost per ft2 based on 996,367 NIA		Total based on 996,367 NIA	
<u>SUMMARY</u>					
Demolition/Strip Out	51.64	4.80		4,780,157	
Furniture Removal (34 levels @ £15K)	5.51	0.51		510,000	
Services Isolations (34 levels @£2K)	0.73	0.07		68,000	
CWML attendances - Allowance	1.30	0.12		120,000	
Provide base build services coverage at completion	23.81	2.21		2,204,000	
Commissioning at completion				250,000	
	85.69	7.96		7,932,157	
Preliminaries @12.5%	10.71	1.00		991,520	
Special Preliminaries - Hoist etc				562,000	
				9,485,677	
Fee @ 5%	5.12	0.48		474,284	
				9,959,960	
Design Fees - Allowance				100,000	
Building Regulations	1.30	0.12		120,000	
				10,179,960	
Insurance @1%				101,800	
				10,281,760	
Contingency at 10%				1,028,176	
TOTAL (Excluding VAT)	122.18	11.35		11,309,936	

NOTES:

1. No allowance for stripping out or re-commisisoning any Shell & Core plant.
2. Includes services alterations to bring the spaces back to Shell & Core.